

IN RE: PETITION FOR VARIANCE
NE/S Chenoak Avenue, 327.5' NW
of centerline of Harford Road
9th Election District
6th Councilmanic District
(2922 Chenoak Avenue)

Frances Louise Chenoweth and
Karl Christopher Baake
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-459-SPHA

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special hearing and variance filed by the legal owners of the subject property, Frances Chenoweth and Karl Baake, requesting a special hearing to approve a two-apartment dwelling as not to increase or affect the density of the overall neighborhood, and a variance to allow the two-apartment dwelling on a lot with a width of 50 ft. and sideyard setbacks of 10 ft., and the sum of sideyard setbacks of 27 ft. in lieu of the minimum required 80 ft., 15 ft. and 35 ft. respectively. The special hearing and variance request is for property located at 2922 Chenoak Avenue located in the Parkville area of Baltimore County. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

Appearing at the hearing on behalf of the request were: Frances Chenoweth, Karl Baake and Lorraine Baake. There were no protestants or other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 0.202 acres, zoned D.R.5.5. The property is improved with an existing one-story dwelling and accessory garage. According to the testimony and evidence presented, the one-story dwelling was subdivided into two separate apartments in 1961. The subject property has been in the Petitioners' family for many years. The current Petitioners inherited the property from Ms. Chenoweth's father. Testimony revealed that Ms. Chenoweth's father died in 1959. Thereafter, in

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Date 7/15/99
By R. J. Gammeter

1961 the subject dwelling was subdivided into two apartments wherein Ms. Chenoweth's mother resided in one apartment and the other apartment was rented out to a tenant. The property was utilized as two separate apartments since 1961 until 1972, at which time Ms. Chenoweth's mother passed away. At that time, the house passed, by inheritance, to Ms. Chenoweth and her nephew Mr. Baake. From 1972 until the present time, the property owners have continued to rent both apartments in the house. Ms. Chenoweth and Mr. Baake both reside on Chenoak Avenue and have done so for many years. They now desire to sell the two-apartment dwelling at this time. In order to prepare the house for sale, they filed the special hearing and variance request for a determination that the house can continue to exist as a two-apartment dwelling. In order for the approval to be granted, this special hearing and variance request is necessary.

After considering the testimony and evidence offered by these family members, and the longstanding history of usage of the structure as a two-apartment dwelling, I find that the special hearing relief and variance request should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners³ must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief requested. It is clear that practical difficulty or unreasonable

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6/15/99
J. Spensen

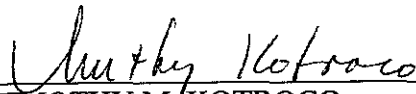
hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED this 15th day of July, 1999, by this Deputy Zoning Commissioner, that the Petitioners' special hearing request to approve a two-apartment dwelling as not to increase or affect the density of the overall neighborhood, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request from Section 402.1 to allow a two-apartment dwelling with a lot width of 50 ft., and sideyard setbacks of 10 ft., and a sum of sideyard setbacks of 27 ft. in lieu of the minimum required 80 ft., 15 ft. and 35 ft. respectively, be and is hereby APPROVED, in accordance with Petitioners' Exhibit No. 1, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER APPROVED FOR PUBLIC
7/15/99
R. Spenser



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 15, 1999

Ms. Frances Chenoweth
2927 Chenoak Avenue
Baltimore, Maryland 21234

Mr. Karl Baake
2823 Chenoak Avenue
Baltimore, Maryland 21234

Re: Petition for Special Hearing & Variance
Case No. 99-459-SPHA
Property: 2922 Chenoak Avenue

Dear Ms. Chenoweth & Mr. Baake:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing and Petition for Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2922 CHENOAk AVENUE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a two apartment dwelling
(existing) as not to increase or affect the density of the overall neighbor-
-hood.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

2927 CHENOAk & 668-3053
FRANCES LOUISE CHENOWETH
Name - Type or Print _____
Signature Frances Louise Chenoweth
KARL CHRISTOPHER BAAR
Name - Type or Print _____
Signature Karl Christopher Baar
2823 CHENOAk AVENUE 410 668 8034
Address _____ Telephone No. _____
BALTIMORE, MARYLAND 21234
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING _____

Case No. 99-459-SPHA

Reviewed By JR Date 5-18-99

CALLER RECEIVED FOR FILING
9/15/99



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2922 Chenoak Ave.

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 402.1 To allow a 2 apt. dwelling with a lot width of 50 ft. and a side setback of 10 ft. & a sum of side yard setbacks of 27 ft. in lieu of the minimum required 80 ft., 15 ft. & 35 ft. respectively.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) THE HOUSE WAS DIVIDED BY FILLING IN A PARTITION ARCH PERMANENTLY BY MY FATHER IN 1961 SO MY GRAND MOTHER COULD LIVE IN BACK AND RENT THE FRONT. SINCE HER DEATH IT HAS BEEN RENTED, WITH NO NEIGHBORING COMPLAINTS FOR 35+ YEARS, AS TWO APARTMENTS. I WANT TO SELL THE HOUSE AS A RESIDENCE WHICH HAS AN APARTMENT TO RENT, SO THAT THE PURCHASER WILL NOT RUN INTO FINANCING DIFFICULTY.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See SPH

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 5-18-99

Case No. 99-459-SPHA

REC 9/15/98



STV Incorporated

21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax: (410) 298-2794

ZONING DESCRIPTION

BEGINNING at a point on the northeast side of Chenoak Avenue, which is a 30 feet wide right-of-way, at the distance of 327.5 feet northwest of the centerline of Harford Road, which is a 60.00 feet wide right-of-way. Thence the following courses and distances; along said northeast side of Chenoak Avenue,

1. North 54°45'00" West 50.00 feet, thence leaving Chenoak Avenue and running,
2. North 35°15'00" East 172.17 feet thence,
3. South 62°43'11" East 50.49 feet thence,
4. South 35°15'00" West 179.17 feet to the place of beginning as recorded in Deed Liber S.M. 8636, folio 358.

BEING Lot 5 and the westernmost six feet of Lot 4 as shown on the plat of subdivision of the Fullerdale Property of L.G. Chenowith, as recorded in the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 5, Folio 12, containing 8,783 square feet or 0.202 acre of land, more or less. Also known as No. 2922 Chenoak Avenue and located in the 9th Election District.

May 17, 1999

STV INCORPORATED

Mark A. Riddle

MD Professional Land Surveyor No. 10899



459

99.459.SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 459
067395

DATE 5.18.99 ACCOUNT R-001-6150

AMOUNT \$ 100.00

RECEIVED FROM: Mr. Beake & Ms. Chomoweth

FOR: Residential
Special Hearing & Variance Filing Fees
2922 Chesebark Ave.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
5/18/1999 5/18/1999 11:05:20
REG 1802 CASHIER LBN LYS DRAHER
Dept 5 528 ZONING VERTICATION
Receipt # 093884
CR NO. 067395
Receipt Tot 100.00
100.00 OK
Baltimore County, Maryland

99.459.SDMA
CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/24/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/24/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-459-SPHA

2922 Chenoak Avenue

NE/S Chenoak Avenue, 327.5' of centerline Harford Road

9th Election District - 6th Councilmanic District

Legal Owner(s): Frances L. Chenoweth & Karl C. Baake

Special Hearing: to approve a two-apartment dwelling (existing) as not to increase or affect the density of the overall neighborhood. **Variance:** to allow a 2-apartment dwelling with a lot width of 50 feet and a side setback of 10 feet and a sum of side yard setbacks of 27 feet in lieu of the minimum required 80 feet, 15 feet, and 35 feet respectively.

Hearing: Monday, July 12, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/3/99, June 24

C321015

CERTIFICATE OF POSTING

RE: Case No: 99-459-SPHA

Petitioner/Developer CHENOWETH, ETAL

Date of Hearing/Closing 7/12/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2922 CHENOAK AVE

The sign(s) were posted on

6/25/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/2/99
(Signature of Sign Power and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

Case # 99-459-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER

IN TOWSON, MD

PLACE: ROOM 101, COUNTY COURTS BUILDING
101- BOULEVARD AVENUE

TIME & DATE: MONDAY, JULY 12, 1999 AT 2:00 PM.

SPECIAL HEARING: TO APPROVE A TWO-APARTMENT
DWELLING (EXISTING) AS NOT TO INCREASE OR AFFECT
THE DENSITY OF THE EXISTING DEVELOPMENT.
VARIANCE: TO ALLOW A 2-APARTMENT DWELLING
WITH A LOT WIDTH OF 30 FEET AND A SIDE SETBACK
OF 10 FEET AND A SIDE YARD SETBACK OF 60-
21 FEET IN LIEU OF THE MINIMUM REQUIRED 80-
FEET, 15 FEET AND 35 FEET RESPECTIVELY.
(#2922-CHENOAK AVE)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE PERMITTED
NECESSARY TO CONFIRM HEARING DATE
CALL 410-330-1111 FOR MORE INFORMATION
HEARINGS ARE HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE. Case No

99-459-SPHA

Petitioner/Developer:

F. CHENOWETH, ETAL

Date of Hearing/Closing:

7/12/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2922 CHEN OAK AVE.

The sign(s) were posted on

6/25/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/26/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

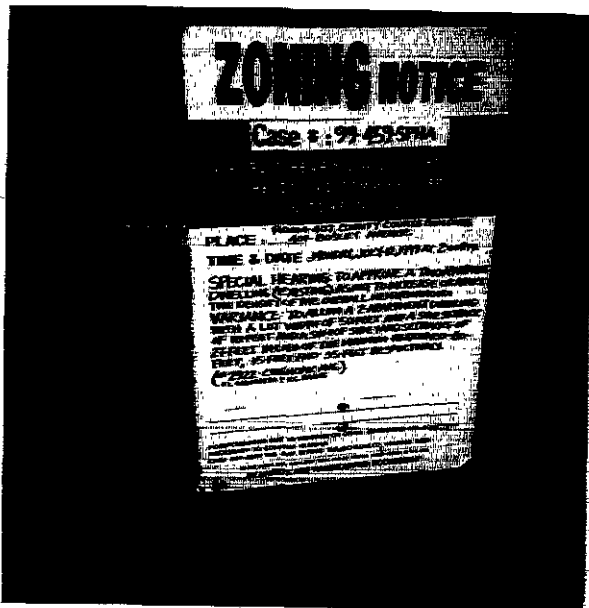
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



99-459
#2922 CHEN OAK

CHENOWETH

7/12/99

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-459-^{504A}
Petitioner: KARL CHRISTOPHER BAAKE & FRANCES L. CHELOWETH
Address or Location: 2922 CHENNAK AVE (BALTO., MD, 21234)

PLEASE FORWARD ADVERTISING BILL TO:

Name: KARL C. BAAKE
Address: 2823 CHENNAK AVENUE
BALTIMORE, MARYLAND 21234
Telephone Number: 410-668-8034

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 10, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-459-SPHA
2922 Chenoak Avenue
NE/S Chenoak Avenue, 327.5' of centerline Harford Road
9th Election District – 6th Councilmanic District
Legal Owner: Frances L. Chenoweth & Karl C. Baake

Special Hearing to approve a two-apartment dwelling (existing) as not to increase or affect the density of the overall neighborhood. Variance to allow a 2-apartment dwelling with a lot width of 50 feet and a side setback of 10 feet and a sum of side yard setbacks of 27 feet in lieu of the minimum required 80 feet, 15 feet, and 35 feet respectively.

HEARING: Monday, July 12, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Frances Chenoweth & Karl Baake

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 27, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 24, 1999 – Jeffersonian

Please forward billing to:

Karl C. Baake 410-668-8034
2823 Chenoak Avenue
Baltimore, MD 21234

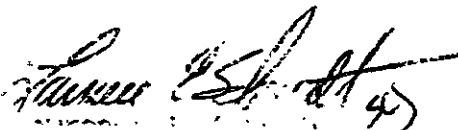
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NE/S Chenoak Avenue, 327.5' of centerline Harford Road
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Legal Owner: Frances L. Chenoweth & Karl C. Baake

Special Hearing to approve a two-apartment dwelling (existing) as not to increase or affect the density of the overall neighborhood. Variance to allow a 2-apartment dwelling with a lot width of 50 feet and a side setback of 10 feet and a sum of side yard setbacks of 27 feet in lieu of the minimum required 80 feet, 15 feet, and 35 feet respectively.

HEARING: Monday, July 12, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 1, 1999

Mr. Karl C. Baake
2823 Chenoak Avenue
Baltimore, MD 21234

Dear Mr. Baake:

RE: Case No.: 99-459-SPHA, Petitioner: Baake and Chenoweth,
Location: 2922 Chenoak Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 18, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 14, 1999
Item Nos. 456, 459, 460, 461, 462,
464, 466, 467, 468, 469, 471, 472,
474, 475, 476, 477, 482, 483, 484,
& 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 16, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 21 1999



Jim
7/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: June 15, 1999

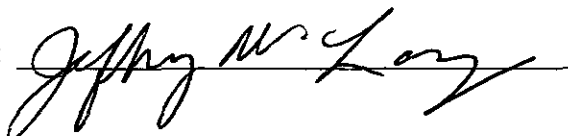
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 459, 460, 469 and 475

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
2922 Chenoak Avenue, NE/S Chenoak Ave,
327.5' of c/l Harford Rd
9th Election District, 6th Councilmanic

Legal Owner: Karl Baake and Frances Chenowith
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-459-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Karl Baake, 2823 Chenoak Avenue, Baltimore, MD 21234, and to Frances Chenowith, 2927 Chenoak Avenue, Baltimore, MD 21234, Petitioners.


PETER MAX ZIMMERMAN

Nellie D. Keimig
2926 Chenoak Ave.
Balto., County Md. 21234
July 9, 199

So - Zoning Commissioners
of Baltimore County

Dear Sir:

This letter concerns the property at 2922 Chenoak Ave. A sign has been posted regarding a special hearing, to approve an existing two apartment dwelling Case No. - 99-459-SPHA.

Since health conditions prevent me, from appearing, in person I am writing this letter on behalf of Frances Chenoweth and Karl Baake.

I have resided, at 2926 Chenoak Ave. since April 11, 1955. It is a fairly quiet neighborhood, because most of the families have lived here for some time.

In 1962 Mrs. Elizabeth Baake had her home converted into two apartments. This was after the death of her husband. It has been rented property from then, up to the present time.

I personally do not object to the property being in its present state as two apartments or remaining as such.

Sincerely Yours,
Nellie D. Keimig

D.R. 5.5

N 569,000

5TH

5TH.

AVE.

RONLEIGH
HEIGHTS

RONLEIGH
RD.

N 35,000

2ND.

FULLERDALE

AVE.

SCHERER

97-106-A

BL

SITE

FULLERDALE

D.R. 5.5

BL-AS

3 RD.

2ND.

BM-AS

CHENOAK

HARFORDSHIRE

DUNCAN

N 34,000

LANE

BL-AS

CARNEY
HEIGHTS

97-485-XA

BL

ROAD

AVENUE

RICHMOND

BL-AS

BM-AS

99-459-3PAA

BM

NE 9-E

1"=200

D.R. 5.5

(SHEET N.E. 9-D)

www.dnf.state.md.us

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AA92-P24.PP

Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: NO. 2922 CHENOAK AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: FULLERDALE

plat book # 5, folio # 12, lot # 5, section # N/A

OWNER: KARL G. BAAKE &

FRANCES L. CHENOWETH

William A. Sullivan
patricia T. Sullivan

E.H.K. Jr. 6716-280

S 62°43'11"E
50.49'

5

6

FULLERDALE
PLAT W.R.C. 5-12

12.5'
EXIST. GARAGE
18.4'

Clayton E. McManus
Sharon L. McManus
S.M. 9850-266
NO. 2920

EXISTING
1 STORY
DWELLING
NO. 2922

EX. PORCH

Walter J. Murray
Aloha I. Murray
RRG 4395-038
NO. 2924

POINT OF BEGINNING
ZONING DESCRIPTION

327.5' TO CHARFORD ROAD

CONCRETE

SIDEWALK

CHENOAK

AVENUE

N 54°45'00"W
50.00'
EXIST. 20.0' WIDE
PAVEMENT

30' R/W

NORTH - Assumed

Pet Ex #1

date: 5-17-99
prepared by: STV, INC.

Scale of Drawing: 1" = 20'



VICINITY MAP
SCALE: 1" = 1,000'

LOCATION INFORMATION

Election District: 9
Councilmanic District: 6th
1"-200' scale map #: NE 9-E
Zoning: DR-5.5
Lot size: 0.202 acreage, 8,783 square feet

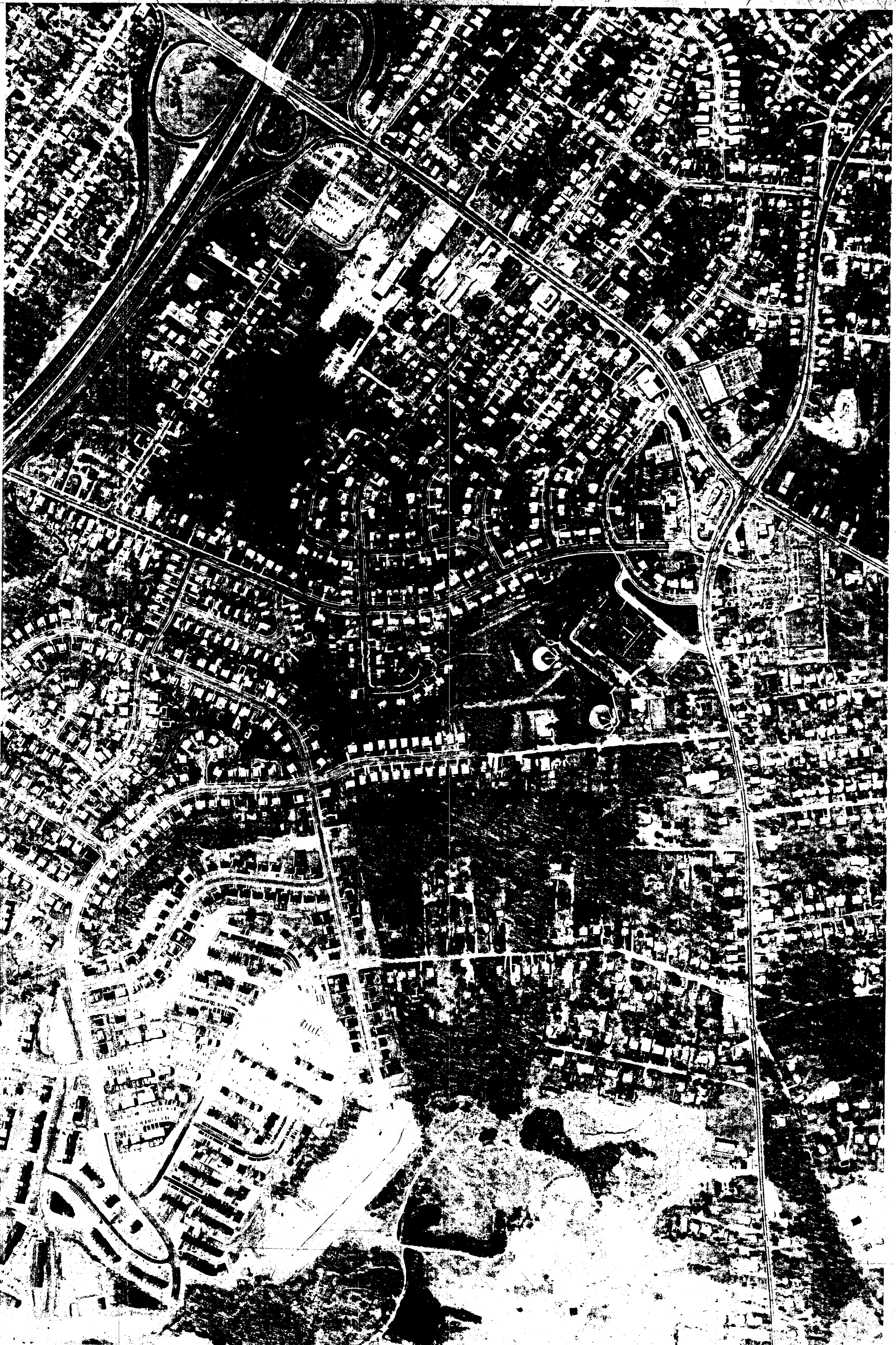
SEWER: ☒ public, ☐ private
WATER: ☒ public, ☐ private

Chesapeake Bay Critical Area: ☐ yes, ☒ no
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

459



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 9-E
DATE OF PHOTOGRAPHY JANUARY 1986	99-459-SP4A	

#459